

EXHIBIT A

Legal Description of the Land

PARCEL I

That certain parcel of land situated in Acton in the County of Middlesex and said Commonwealth, described as follows:

Northwesterly by the southeasterly line of Main Street, three hundred sixty-nine and 85/100 feet;

Northeasterly by lot 12 as shown on plan hereinafter mentioned, one hundred ninety-eight and 10/100 feet;

Southeasterly by land now or formerly of Gertrude C. Daniels, two hundred fifty-five and 75/100 feet; and

Southwesterly by land now or formerly of Frank B. Bartlett et al, three hundred three and 78/100 feet.

Said parcel is shown as lot 11 on Plan No. 10385E.

All of said boundaries, except the street line, are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1177, Page 161, with Certificate 209511. There is appurtenant to the above described land, a right of way one rod wide and over said Daniels land to Nashoba Brook, arising under a certain deed from Jonathan Wheeler to Nathan Chaffin, dated July 15, 1858, duly recorded in Book 808, Page 126.

PARCEL II

Also, another certain parcel of land situated in said Acton, bounded and described as follows:

Southeasterly by the northwesterly line of Main Street, four hundred eighty-eight and 73/100 feet;

Southerly by the northerly line forming the junction of said Main Street and Wampus Avenue, twenty-six and 23/100 feet;

Southwesterly by the northeasterly line of said Wampus Avenue, five hundred thirty-five and 95/100 feet;

Northwesterly by lands now or formerly of Ralph F. Parsons et ux and of Porter G. Jenks, seven hundred seventy and 18/100 feet; and

Northeasterly by land now or formerly of Maria S. Rice, four hundred ninety-eight and 24/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 672, Page 102, with Certificate 108452 (Plan No. 30819A).